



Economic & International Development Department

HISTORIC LANDMARK COMMISSION MEETING MINUTES FIRST FLOOR, COUNCIL CHAMBERS CITY 1 BUILDING, 300 N. CAMPBELL STREET JANUARY 11, 2016 4:00 P.M.

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The El Paso Historic Landmark Commission held a public hearing in the First Floor Council Chambers, City 1 Building, 300 N. Campbell Street, January 11, 2016, 4:00 p.m.

The following commissioners were present:

Commissioner Beatriz Lucero
Commissioner Randy Brock
Commissioner Edgar Lopez
Commissioner George Córdova
Commissioner Melinda Skillern

The following commissioner was not present:
Chairman William Helm

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, Economic & International Development
Mr. Juan Gonzalez, Assistant City Attorney, City Attorney's Office
Mr. Adam Train, Planner, Historic Preservation Office, Economic & International Development

CALL TO ORDER

Commissioner Lopez called the meeting to order at 4:12 p.m., quorum present.

CHANGES TO THE AGENDA

Ms. Velázquez noted agenda item 2. PHAP15-00048, 900 W. Yandell Drive, will be postponed until the next meeting. The property owner was unable to submit documentation timely.

PUBLIC COMMENT

Commissioner Lopez asked if anyone present would like to address the Commission on issues not posted on the agenda. There was none.



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Certificate of Appropriateness

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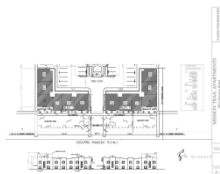
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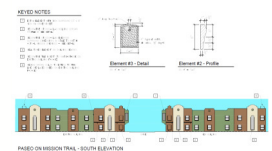
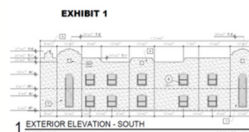
- 1. PHAP13-00021:** Being 8 Vista Del Prado N. Pt. of 16 (425), City of El Paso, El Paso County, Texas
- Location: 9811 Socorro Road
- Historic District: Mission Trail
- Property Owner: Kelly Thomas Pacheco, George D. Thomas III, Paul Thomas
- Representative: Kelly Thomas Pacheco, George D. Thomas III, Paul Thomas
- Representative District: 6
- Existing Zoning: C-1/H (Commercial/Historic)
- Year Built: N/A
- Historic Status: N/A
- Request: Reconsideration of changes to an approved Certificate of Appropriateness for construction of a multi-unit apartment complex
- Application Filed: 12.11.15
- 45 Day Expiration: 1.25.16

Ms. Velázquez gave a presentation and stated the Historic Preservation Office recommends that the application be postponed so that the revisions can be evaluated by staff. The request was presented to commissioners at the December meeting.

The original request, presented and approved by commissioners in 2013, was for the construction of a multi-unit apartment complex; however, between 2013 and 2015, the property owners deviated from what was originally approved.



The following are revised drawings and renderings submitted by the property owners for approval by the commission:





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At the December 21, 2015 HLC meeting, commissioners had made some suggestions; additionally, Ms. Velázquez had recommended approval with the modification that more architectural detail be added to the first bay area. Ms. Velázquez distributed hard copies of the proposed revisions/modifications, submitted by the property owners.

Commissioner Lopez was pleased the property owners added many of the commissioners' suggestions to the revised drawings. Commissioner Lopez and Ms. Velázquez discussed the bell tower; Ms. Velázquez explained the bell tower was not within the historic district boundaries. Commissioner Lopez asked that the property owner improve the look of the fake windows. He recommended using the same tile as the arches, not as colorful, perhaps just one color only either the light yellow or the dark blue.

With the revised drawings, Commissioner Córdova stated the look of the building has notably improved. He asked if the existing signage language regarding the "San Juan Mission Trail" was temporary or permanent. Commissioner Gomez explained that due to Socorro Road's recent recognition as an historic trail signs denoting that designation will soon be posted. He wondered if it were possible to incorporate the "Paseo on Mission Trail" language on the existing signage.

Ms. Velázquez replied the signage language was permanent. She clarified Commissioner Gomez was suggesting the signage language state "Paseo on Historic Mission Trail."

Ms. Kelly Thomas Pacheco, property owner, was not opposed to Commissioner Córdova's suggestion.

MOTION:

Motion made by Commissioner Córdova, seconded by Commissioner Lucero AND UNANIMOUSLY TO APPROVE THE REQUEST WITH THE CHANGES REQUESTED BY COMMISSIONER CÓRDOVA REGARDING THE HISTORIC MISSION TRAIL SIGNAGE LANGUAGE AND THAT BLUE TILE BE INSERTED INTO THE WINDOWS SURROUNDING THE FIRST BAY.

The following request was postponed to the January 25, 2016 HLC meeting.

- 2. PHAP15-00048:** Being 21 Sunset Heights E. 60 Ft. of 9 To 12 & E. 60 Ft. of N. 20 Ft. of 8, City of El Paso, El Paso County, Texas
- | | |
|--------------------------|-----------------------------|
| Location: | 900 W. Yandell Drive |
| Historic District: | Sunset Heights |
| Property Owner: | Peter Svarzbein |
| Representative: | Peter Svarzbein |
| Representative District: | 8 |
| Existing Zoning: | A-2/H (Apartments/Historic) |
| Year Built: | 1955 |



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Historic Status:	Non-contributing
Request:	Certificate of Appropriateness for the connection of two separate balconies, forming one, larger balcony using metal pickets to match existing
Application Filed:	12.16.15
45 Day Expiration:	1.30.16

Ms. Velázquez explained *The Historic Preservation Office recommends* **THAT THE APPLICATION BE POSTPONED UNTIL A COMPLETE ELEVATION OF THE NEW FEATURE IS SUBMITTED BASED ON THE FOLLOWING RECOMMENDATIONS:**

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Are the original architectural details such as scroll work, balcony and porch railings, columns and cornice molding retained, repaired or replaced to match the originals?*
- *Site features that may exist on a property are swimming pools, pergolas, terraces and gardens and every effort should be made to retain those features that remain.*
- *If replacement is necessary, replace only the deteriorated element to match the original in dimension, proportion, material, texture, and detail.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- *Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials.*

3. PHAP16-00001:	Being 30 Manhattan Heights w. 66 ft. of 6, City of El Paso, El Paso County, Texas
Location:	2801 Silver Avenue
Historic District:	Manhattan Heights
Property Owner:	James Moreno and Rachel Moreno
Representative:	James Moreno and Rachel Moreno
Representative District:	2
Existing Zoning:	R-3/H (Residential/Historic)
Year Built:	1950
Historic Status:	Contributing
Request:	Certificate of Appropriateness for the removal of security screen doors and replacement with storm doors at the front and back
Application Filed:	12.21.15
45 Day Expiration:	2.4.16

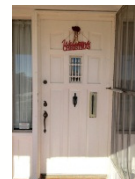


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Ms. Velázquez gave a presentation and stated the property owner is requesting a Certificate of Appropriateness for the removal of security screen doors and replacement with storm doors at the front and back.

Per the presentation photos, Ms. Velázquez explained

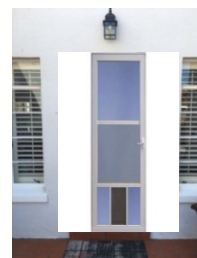
CURRENT CONDITION FRONT SECURITY DOOR FRONT ENTRY DOOR (W/O SECURITY DOOR)



The property owners are proposing the following scope of work:

PROPOSED SCOPE OF WORK

- Replace existing metal screen doors w/ energy efficient storm doors made from aluminum
- Only the exterior screen door is proposed for replacement; the original wood doors will remain in place
- Proposed storm doors will remain white to match the current metal screen doors
- Proposed back door will incorporate a "doggie door" for residing pets
- Both proposed doors have a screen and tempered glass construction with an aluminum frame



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Additionally, per the presentation photos, Ms. Velázquez stated it is inappropriate to conceal historic doors.



Yes



No

Full view storm or screen doors are appropriate.
It is inappropriate to conceal historic doors.

Ms. Velázquez read into the record the following:

The Historic Preservation Office recommends **APPROVAL WITH A MODIFICATION** of the proposed scope of work based on the following recommendations.

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *If desired, introduce narrow-profile interior storm doors/windows so that they do not obscure or damage the existing sash and frame. Interior storm doors/windows should be the first consideration because they will not alter the exterior appearance of the building.*
- *If exterior storm doors/windows are preferred, select exterior storm doors/windows with a painted or baked-enamel finish color that is compatible with the sash color and a design that does not alter, obscure, or detract from the original door/window.*
- *Bare aluminum storm doors and storm windows are not appropriate.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

THE MODIFICATION IS THAT THE NEW STORM DOORS CONFORM TO THE GUIDELINES AND NOT ALTER, OBSCURE, OR DETRACT FROM THE ORIGINAL DOORS.

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Commissioner Brock questioned if commissioners were to approve storm doors for both the front and rear of the structure.

Ms. Velázquez replied yes, and that the new storm doors conform to the guidelines.

Commissioner Lopez asked Ms. Velázquez if the proposed rear storm doors would be visible from the public right-of-way.

Due to the existing wooden fence, Ms. Velázquez responded the proposed rear storm doors would not be visible from the street; however, the property owners have submitted a request to remove the wooden fence and install a metal picket fence. She was unsure if the rear door would be visible with the proposed picket fence.

Mr. James and Mrs. Rachel Moreno, property owners, were present with Mrs. Moreno responding to comments and questions from commissioners. She commented on photos and renderings she distributed to commissioners. Mrs. Moreno requested commissioners approve storm doors with glass and screen vertical mobility for energy efficiency. Mrs. Moreno noted all the windows, except for the bathrooms, have been painted shut. She mentioned the master bedroom does have French doors, in the event of a necessary escape.

Commissioner Lopez, personally, was not opposed to the proposed storm door for the rear of the property; however, he had reservations regarding the storm door for the front, specifically the glass and screen issue. However, due to the proposed white color of the front storm door and frame he felt that it would not be too distracting.

MOTION:

Motion made by Commissioner Lopez, seconded by Commissioner Brock AND UNANIMOUSLY CARRIED TO APPROVE THE PLACEMENT OF THE SCREEN DOORS, BACK AND FRONT OF THE HOUSE, AS PRESENTED.

- Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. January 11, 2016 deadline for HLC members to request for agenda items to be scheduled for the January 25, 2016 meeting. January 25, 2016 deadline for HLC members to request for agenda items to be schedule for the February 8, 2016 meeting.

No address requests from commissioners for staff to review or investigate.



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HLC Staff Report

5. Update on Administrative Review Cases since the last HLC meeting for the properties listed on the attachment posted with this agenda. (See Attachment "A")

No comments from commissioners.

MOTION:

Motion made by Commissioner Lucero, seconded by Commissioner Lucero AND UNANIMOUSLY CARRIED TO APPROVE THE HLC STAFF REPORT AS PRESENTED.

Other Business – Discussion and Action

6. Approval of Regular Meeting Minutes for December 21, 2015

Commissioner Lopez asked commissioners if they had any additions, corrections and/or revisions.

MOTION:

Motion made by Commissioner Córdova, seconded by Commissioner Lucero AND UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR DECEMBER 21, 2015.

7. Discussion and action on letter to State Board of Review for the nomination of the Magoffin Historic District to the National Register of Historic Places

Ms. Velázquez explained at the last HLC meeting she had requested commissioners compose a letter to the State Board of Review for the nomination of the Magoffin Historic District to the National Register of Historic Places. She noted that Chairman Helm had signed the letter and that it will be coming before the City Council at their meeting tomorrow, Tuesday, January 12th.

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December 21, 2015

Gregory Smith
National Register Coordinator
History Programs Division
Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711

Dear Mr. Smith:

The Historic Landmark Commission of the City of El Paso submits this letter in support of the proposed National Register of Historic Places nomination of the Magoffin Historic District.

The Magoffin Historic District was locally designated by the city of El Paso in 1985. It was one of the first areas in the city to be so designated in order to preserve the remaining architecturally significant buildings in the area and to help restore its economic and cultural vitality. As part of the construction of the Magoffin Villas in 2009, the city agreed to prepare a National Register nomination of the district.

The Magoffin area contains a mixture of late nineteenth century residences and more recently constructed commercial and industrial structures. Traces of the neighborhood's former character are evident in the form of landmark buildings such as the Magoffin Homestead, the First Baptist Church, the Toltec Club Building, the residence at 912 Magoffin Avenue, the Lamar Apartments, and the Monastery of Perpetual Adoration. The Magoffin home is the most significant building in the district and one of the most historical in the City. The area will benefit from being listed on the National Register of Historic Places.

The Historic Landmark Commission extends its support and recommendation of the nomination because it recognizes the importance of the Magoffin Historic District.

Sincerely,
William C. Helm II, AIA, NCARB
Chairman of the El Paso Historic Landmark Commission
123 W. Mills Avenue, Suite 410
El Paso, Texas 79901

MOTION:

Motion made by Commissioner Lopez TO ADJOURN THE HLC MEETING.